

This instrument was prepared by
(Name) Anthony D. Snable, Attorney
(Address) 2700 Highway 280 South, Suite 101
Birmingham, AL 35223

Send Tax Notice To: Michael W. Lucas
name
705 4th Avenue N.W.
address
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
Jefferson COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Sixty Four Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Troy Thomas Durrett and wife, Kathern Gale Durrett

(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael W. Lucas and Beverly M. Lucas
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby
County, Alabama to-wit:

Lots 1 and 2, in Block 11, according to the Survey and Map made by H. W. Cannon, a registered surveyor and filed in the Probate Office of Shelby County, Alabama on May 10, 1955, and recorded in Map Book 3, Page 156 in said Probate Office; which said Map is entitled "Alabaster Gardens" being a subdivision of part of S 1/2 of SW 1/4 of Section 35, Township 20, Range 3 West.

Subject to:

1. Advalorem taxes for the current tax year 1994.
2. Easements, conditions, restrictions and reservations of record.

\$ 63,602.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

12/22/1993-41141
01:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever it being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 15th
day of December, 19 93

WITNESS:

(Seal)

(Seal)

(Seal)

✓ Troy Thomas Durrett (Seal)
Troy Thomas Durrett
✓ Kathern Gale Durrett (Seal)
Kathern Gale Durrett (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Troy Thomas Durrett and wife, Kathern Gale Durrett whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December A. D., 19 93

Anthony D. Snable
My Commission Expires: 10-21-95

Inst # 1993-41141